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REMARKS

see p 3 + 4

Paul - Pls let's talk about page

3 + 4.



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NATIONAL CAPITAL PLANNING COMMISSION
NCPC QUARTERLY
REVIEW OF COMMISSION PROCEEDINGS SUMMER, 1984

1325 G Street, Washington, D.C. (202) 724-0174 Jul., Aug., Sep.

The Quarterly Review provides interested individuals, organizations and agencies with a summary of Commission actions and information related to growth, change and development in the National Capital Region. An index covering each series of four issues is included at the end of every calendar year. The Quarterly Review does not constitute an official record of Commission actions.

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Chairman of the Council of the District of Columbia
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5



View of the Washington Monument during the busy tourist season

FEDERAL PLANNING ACTIVITIES

Comprehensive Planning

For the first time in Washington's history, planning policies are being proposed to accommodate visitors to the Nation's Capital. Visitors and tourists have a powerful impact on the area's economy, transportation system, cultural events, park system, federal facilities and local activities. In 1980 there were an estimated 17 million visitors to the National Capital.

Eleven million were visitors from outside the region, and two million were from other nations. Four million were visitors who did not stay overnight and/or lived within 100 miles. In light of this significant influx of visitors, the Commission has proposed planning policies for Federal visitor facilities and attractions, events and programs in the National Capital Region. It has also proposed policies related to Federal interests in non-Federal visitor facilities.

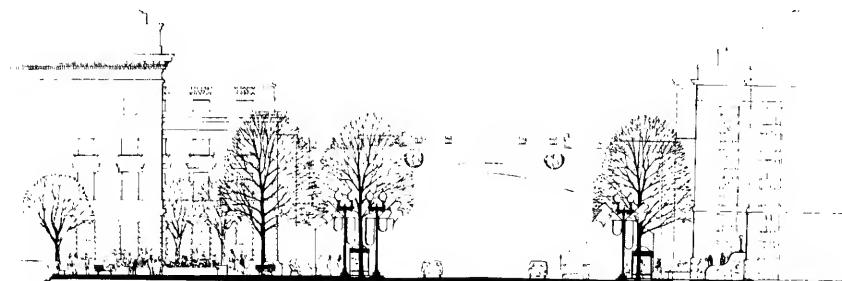
Policies proposed by the Commission deal with visitor information; visitor transportation, circulation and parking; programs and events for visitors; and visitor services. Specific proposals range from new electronic informa-

tion systems to additional indoor and outdoor visitor food services.

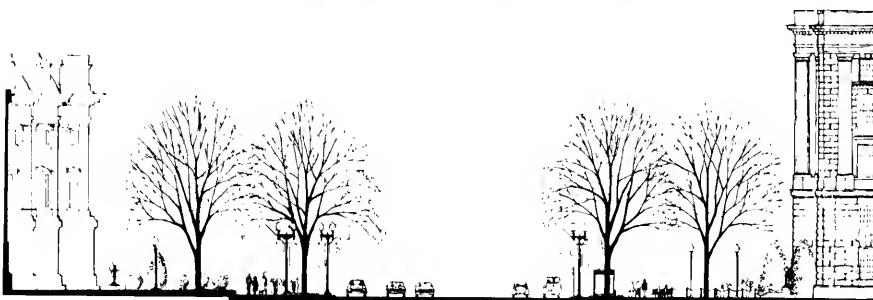
These proposed policies are contained in the proposed Federal element of the Comprehensive Plan for the National Capital titled *Visitors to the National Capital*, which the Commission authorized to be circulated for review and comment this quarter. It was circulated to Federal agencies, local governments, regional and state agencies, and interested organizations and individuals. Related implementation proposals are included which specify how the policies will be carried out. A planning report, containing background information used to prepare the element, was also circulated.



Visitors at the Air and Space Museum along Independence Avenue



Cross Section of Independence Avenue, looking East from 14th Street S.W.



Cross Section of Constitution Avenue, looking West from 9th Street N.W.

Special Street Plan

This quarter the Commission authorized circulation of the Draft Special Street Plans for Independence Avenue, S.W., and Constitution Avenue, N.W., to Federal departments and agencies, the District of Columbia government, regional agencies, and interested organizations and individuals for their review and comment.

This planning study consists of a three-phase process: Phase 1 included a December 1980 report on Inventory, Potentials and Constraints, and Alternative Concepts and Sketch Plans for the avenues. Phase 2 involves preparation of the current Draft Special Street Plans, consisting of Goals and Objectives, Design Policies, Avenue Site Plans and a Development Program. After review and comment, Phase 3 modifications to the Draft Plans will be reviewed by the Commission as the Proposed Special Street

Plans prior to consideration for adoption.

Whereas the Phase 1 study area covered a band two blocks wide along each avenue for study purposes, the Draft Special Street plan areas are generally less than 400 feet wide and are primarily within right-of-way or streetscape settings experienced by the public.

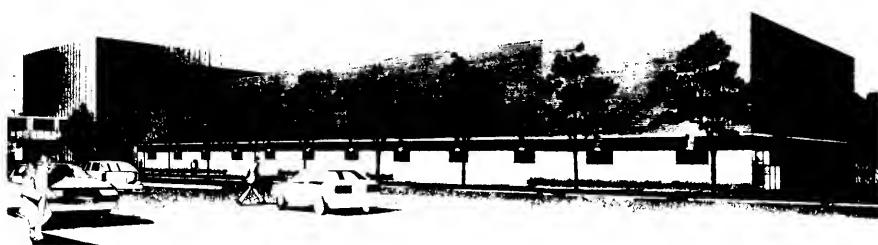
The Draft Plan provides guidance for enhancing the environmental quality, historic character, monumental unity, user experience, and coordinated maintenance of the avenues. Design policies address the major streetscape components: street trees, ground surfaces, lighting, street furnishings, graphics and signage, and vending ac-

tivities. Avenue site plans incorporate these components and identify distinctive treatment of areas. The Program Section covers costs and strategies of streetscape development and coordinated maintenance.

Department of Defense

DEFENSE MAPPING AGENCY: Final site and building plans were approved by the Commission for an addition to Abert Hall at the Defense Mapping Agency, Hydrographic/Topographic Center located on MacArthur Boulevard in Montgomery County, Maryland.

The Center is located on two sites less than one mile northwest of Washington, D.C. The Dalecarlia site is located near the District line and abuts the Dalecarlia Reservoir and water treatment facility on the southeast and north. The Sumner site is located to the north of the Dalecarlia site, near the Potomac River between Sangamore Road and MacArthur Boulevard. The total area of both sites is approximately 57 acres. Present employment is 3,000. The agency proposed to build a 110,000 square foot addition to Abert Hall, which is located at the Sumner site.



Sketch of proposed addition to Abert Hall at the Defense Mapping Agency in Montgomery County, Maryland

FORT MYER: The Commission approved preliminary site and building plans for a Religious Education Facility Phase II, to be located at Fort Myer, Arlington County, Virginia. The plans are in conformance with the master plan previously reviewed by Arlington County officials.

The Army proposed to construct the Religious Education Facility as an addition to the existing chapel at the military installation. The 260 acre installation is bounded along the north by Arlington Boulevard and the Radnor Heights community, on the south by Washington Boulevard, on the east by Arlington National Cemetery, and on the west by Arlington and Washington Boulevards.

The proposed addition would be a one story, 6,330 square foot brick structure that would provide areas for religious education, pastoral group counseling, child care, and social activities. A court-yard would be provided between the proposed addition and the existing chapel. No additional parking would be provided because the chapel complex is situated immediately south of a large existing parking lot.

HENDERSON HALL: Approval was given by the Commission to a proposed master plan for this facility in Arlington County. The proposed plan was referred to Arlington County officials for review and comment.

The Commission requested the Navy in its implementation of the master plan to adjust the siting of the proposed warehouse and gymnasium projects to minimize visual impacts on the abutting Arlington National Cemetery and to provide much broader landscape buffer areas between the buildings and the cemetery.



Photograph of existing Chapel facility at Fort Myer - Arlington, Virginia

The Commission also requested that the Navy exercise care in the siting and design of the proposed Marine Corps Installation and Logistics Building, the largest building proposed on the installation. This would minimize environmental impacts, including any potential adverse visual impacts on adjacent Washington Boulevard.

The Navy was also requested to explore with other Department of Defense agencies the need and feasibility of acquiring the abutting Abbey Mausoleum for future use by the Navy or the Army.

MARINE BARRACKS: This quarter the Commission approved final site and building plans for alterations to Buildings 8 and 9 at the U.S. Marine Barracks, located at Eighth and Eye Streets, S.E.

NAVAL RESEARCH LABORATORY: Favorable comments were made by the Commission on preliminary and final site and building plans for an addition to the existing Electro-Magnetic Development Laboratory. Favorable comments were also made on preliminary and final building plans for a Mis-

sion Operations Support Center and an Electro-Optics Research Laboratory to be located at the Naval facility. The Commission requested that the Navy revise and resubmit the final site plans for the Center and the Laboratory. The Department was requested to provide a new location and/or configuration for the proposed parking areas and service road to achieve as generous an open space border along the shoreline of the Potomac River as possible. This change would be consistent with the Parks, Open Space and Natural Features element of the Comprehensive Plan for the National Capital.

In addition to its comments on these specific project proposals within the North Subarea, the Commission also commented favorably on the subarea plan for the North Area of the facility, except for the distribution and configuration of the parking and open space area. Consistent with the comments on the individual projects, the Navy was requested to revise and resubmit the parking and open space layout, providing new configurations to achieve as generous an open space border along the shoreline as possible.

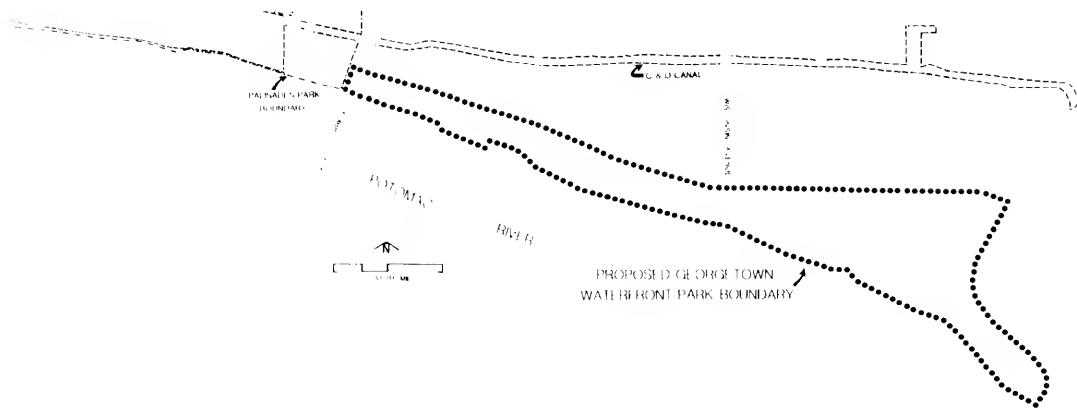
QUANTICO MARINE BASE: Commission approval was given to the location of a new Officers' Open Mess. This action constituted approval of a modification to the Master Plan for the Marine facility located in Prince William County, Virginia. As a part of its action, the Commission approved preliminary site and building plans for the Mess. The proposal was referred to Prince William County officials for review and comment.

SOLDIER'S AND AIRMEN'S HOME: Preliminary and final site and building plans were approved by the Commission for a 6,000 square foot Cold Storage Facility to be constructed at the Home located at North Capitol and Irving Streets, N.W.

General Services Administration

CENTRAL INTELLIGENCE AGENCY: Approval was given by the Commission on final site and building plans for the Headquarters Consolidation, Phase I, Bid Package No. 2, at the Langley, Virginia facility. The Commission excepted from its approval the portion of the south access road extending northward from State Route 123 for a distance of 400 feet. Action on this portion will be taken following review and approval by the Commission of the selected plan for off site road improvements, including any required adjustments to the south entrance road.

The Commission took no action on the proposals for off site road improvements, which are still in the form of alternatives. It requested that the Agency submit the preferred plan for off site road improvements for Commission review immediately upon its selection.



The overall Phase I project involved the construction of a new office structure with approximately 1.1 million square feet of floor area, a 2,400 space parking garage, associated parking lot rearrangements and roadwork, a new visitors center, modifications to the power plant, and other related improvements. The budget for Phase I also includes funds for necessary off-site road improvements to accommodate the 3,000 additional employees to be consolidated at the site. The Phase II development, which has not been programmed, involves more modest improvements planned for the Scattergood-Thorne tract. This tract is owned by the Federal Government but occupied by prior owners under a life tenancy agreement.

Those portions of Phase I included in this final submission included the new office structure (for which foundation work was included in Bid Package No. 1), the visitors center building, and associated site landscaping in the vicinity of these structures that was not included in Bid Package No. 1. Final plans for the parking garage, power plant expansion, roadway and parking lot improvements, and landscaping throughout most of the site, including the area along Savile Lane and along

Turkey Run Farm Road near the motor pool, were included in the previous submission.

Throughout the review and evaluation process, there were extensive consultations with county and state officials and affected area and neighborhood citizen organizations.

PRESIDENT'S GUEST

HOUSE: This quarter the Commission approved preliminary site and building plans for the Restoration and Additions to the President's Guest House located on Pennsylvania Avenue across from the Old Executive Office Building.

Department of Health and Human Services

NATIONAL INSTITUTES OF HEALTH: The Commission approved preliminary site and building plans for an addition to Building 21 for the Hazardous Waste Marshalling Facility located at the Bethesda, Maryland facility. The plans were consistent with the master plan for the facility which had been reviewed by local officials.

The 12,000 square foot addition to Building 21 is intended to provide for more efficient space utilization and consolidated and im-

proved facilities for the marshalling of radioactive and chemical wastes that are generated from within the NIH campus. Building 21 is a two-story structure located between Center Drive on the west and Wisconsin Avenue on the east.

Department of the Interior

GEORGETOWN WATERFRONT PARK: This quarter the Commission favorably acted on four proposed actions related to the Georgetown Waterfront Park and Rock Creek and Potomac Parkway.

The first action involved establishment of the Georgetown Waterfront Park. The other three actions involved: 1) a proposed exchange of land interests between the National Park Service and Washington Harbour Associates within the proposed park; 2) the closing of an unimproved section of Virginia Avenue, N.W., west of Rock Creek and Potomac Parkway; 3) and a proposed design concept for the landscaping of Federal parkland along Rock Creek in the vicinity of Thompson Boat Center. The Georgetown Waterfront Park became part of the National Park System upon the establishment of boundaries by the Commission. The

park will be developed and maintained by the National Park Service in accordance with a plan prepared by the Park Service and approved by the Commission. Except for the design concept for landscaping improvements in a limited part of the park, which was prepared in conjunction with the plans for Phase II of the Washington Harbour development, the specific type and level of park uses have not been determined. These will be determined through a planning process conducted by the National Park Service.

The total area encompassed by the new park boundaries is approximately 19 acres, with approximately 11 acres of open land. The remaining area will be in private development and street rights-of-way, portions of which would be covered by proposed scenic and public access easements. Jurisdiction over District of Columbia land located west of the Washington Harbour project is proposed to be transferred directly to the Park Service for development as parkland. Establishment of the park also permits the Park Service to exchange land interests within the park boundaries and to accept easements and restrictions over the private land holdings which will remain within the park.

The park boundaries encompass 82,997 square feet of land occupied by the Thompson Boat Center and the adjacent mole area, under the jurisdiction of the National Park Service. They also incorporate the 25,888 square foot site of the coal ash house of the West Heating Plant, under the jurisdiction of the General Services Administration. A total area of 112,300 square feet is in street rights of way, and Phase I and the planned Phase II of the Washington Harbour project occupy a total of 269,046 square feet of private land. The remaining area of 341,501 square feet is in District Government ownership.

This land is in three large tracts west of 31st Street, separated by the unimproved rights of way of Wisconsin Avenue and 33rd Street. The land was acquired in the mid sixties by the District Government for construction of the Potomac River Freeway, which is no longer proposed to be constructed. Transfer of jurisdiction over this land for park purposes will require relocation of District solid waste operations located on a part of the site. The automobile impoundment lot previously located along the waterfront was relocated to a site at the old Harmony Cemetery some time ago.

Pennsylvania Avenue Development Corporation

INDIANA AVENUE: Commission approval was given to the final site development plan for Indiana Avenue, between Sixth and Seventh Streets, N.W. This plan included adjacent spaces designated by the Pennsylvania Avenue Development Corporation as Indiana Plaza. As a part of its action, the Commission approved preliminary designs for or

namental light fixture, articulated stonework and stone carvings, as part of the embellishments for the Grand Army of the Republic Monument.

MARKET SQUARE/NAVY MEMORIAL: The Commission approved the final site development plan for Market Square and the final design for the U.S. Navy Memorial. Excepted from the approval are the sculptural elements, which were not included in the submission. The Commission reiterated its request that the U.S. Navy Memorial Foundation minimize the impact of sculptural elements in the fountain basins on views to and from Pennsylvania Avenue and the memorial area north of those elements.

The Commission also requested that the Pennsylvania Avenue Development Corporation provide for simple streetscape treatment on Eighth Street, in accordance with the District Government's streetscape guidelines. This would include avoiding paving patterns and other features that would emphasize the differences in site treatment in the portions of Eighth Street

north of E Street and south of D Street.

TEMPORARY RETAIL KIOSKS: Approval was given to the location and final design of two temporary retail kiosks to be located on the north side of Pennsylvania Avenue, between Ninth and Tenth Streets. The structures will be located in the row of trees nearest the FBI building.

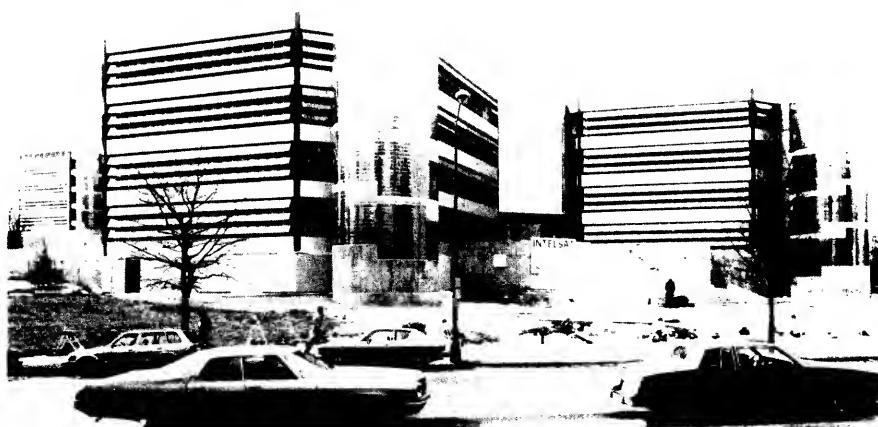
Department of State

INTERNATIONAL CENTER: This quarter the Commission approved preliminary site and building plans for the final phase of Intelsat's uniquely designed headquarters facility. It was requested that street trees and sidewalk improvements be provided along the Connecticut Avenue frontage of the project site. Also approved were final excavation and foundation plans for the final phase. As a part of its action, the Commission rescinded its approval of the revised west entrance area segment of the final site plan for Phase I, since implementation of the original plan for the entrance area has recently been determined to be feasible.

The final phase consists of four additional octagonal building pods surrounding a central atrium of the same design as the Phase I building. The new addition would be located on the south and east sides of the Phase I portion of the building currently under construction.

Each pod would be six stories high. The addition would contain a total gross floor area of approximately 228,000 square feet to accommodate approximately 510 employees. Approximately 55,000 gross square feet of space would be provided below grade for underground parking space and equipment rooms. A total of 121 new parking spaces would be provided.

The proposal would result in a completed Intelsat Headquarters facility with approximately 716,000 gross square feet of office space for approximately 1,160 employees and approximately 171,000 gross square feet of space below grade for parking, equipment and freight handling. The total number of parking spaces would be 391.



The Intelsat Headquarters Building under construction



New toll gate under construction along the Dulles Parallel Toll Road

Department of Transportation

DULLES ACCESS

HIGHWAY: The final landscape plan for the Dulles Access Highway-Parallel Toll Road was approved this quarter. The Commission reiterated its recommendation that the Federal Aviation Administration increase the landscaping as soon as possible in the central median of the Dulles Access Highway. It was noted that Commission approval does not constitute the approval of plans for improvements on the grounds of Wolf Trap Farm Park and the adjacent portion of Trap Road by the National Park Service, pur-

suant to its agreement with the Virginia Department of Highways and Transportation and the Federal Aviation Administration.

The Commission expressed concern about the lack of sufficient right-of-way to provide adequate landscape screening of all adjacent uses from views along this new toll road and major gateway to the Nation's Capital. It also indicated that it will coordinate through its staff with Fairfax County to determine the effectiveness of County policies and requirements for setbacks and screening of private developments along the Dulles Access Highway. The Commission also indicated

that it will make any appropriate recommendations to the County to improve the appearance of the gateway and protect the environment of new developments along the highway.

WASHINGTON HELIPORT STUDY: In a report to the Secretary of Transportation on the *Department's Washington Heliport Study*, the Commission indicated that it remains unconvinced that the market demand exists for helicopter service from downtown Washington to the region's three airports. The Commission questioned whether the noise, weather, safety, and other environmental impacts have been adequately assessed. It also questioned whether any of the proposed heliport sites are appropriate locations for such use.

The study states both the Portal and the Union Station sites are temporary sites and a replacement site would have to be found after 1993. The Commission objected to their temporary nature. Neither site was acceptable to the Commission. The long planned objectives for development of the Portal site would be delayed for another decade. Also the use of this strategically important site for heliport purposes would be a visual in-

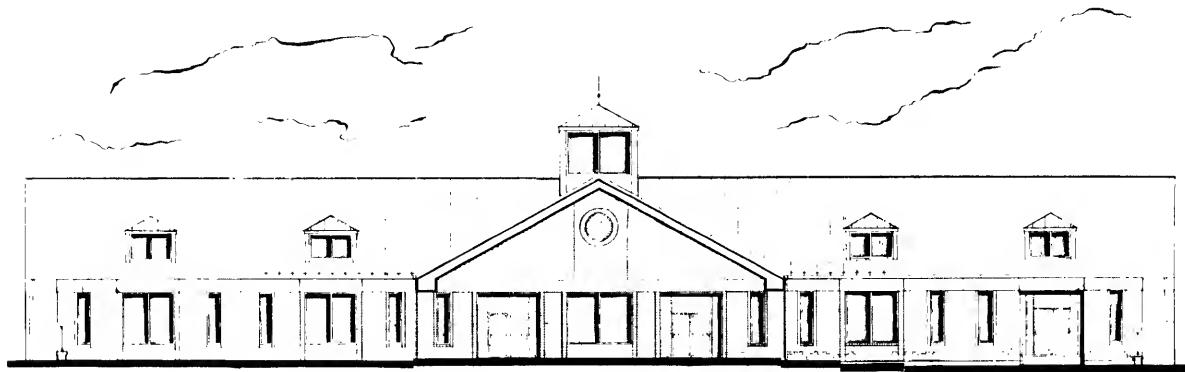
trusion on the 14th Street and Southwest Freeway gateways to the Monumental Core and Downtown Washington.

The Union Station site poses operational safety problems. It is unacceptable to the Secret Service and the Architect of the Capitol on security grounds, and it would remove 375 parking spaces critically needed in this part of the city.

U.S. Postal Service

ALEXANDRIA MAIN POST OFFICE: Revised final site and building plans for the Alexandria facility were approved by the Commission. This action was made possible following a resolution of design concerns expressed by officials of the City of Alexandria.

Following the receipt of preliminary site and building plans and in conjunction with the Commission's review of those plans, the staff of the City of Alexandria made numerous technical recommendations. Subsequently the Postal Service responded to those recommendations, making many changes and adjustments in the project plans.



Sketch of proposed Alexandria Post Office

Final site and building plans were referred to the City, and on June 26, 1984, the City Council determined that several elements of the proposed plans were inappropriate and were not sufficiently harmonious with the historic character of the City. Primarily, the officials objected to the scale and pointed arches of the walled entryway areas along Wythe Street. They indicated that they would prefer a wall of smaller proportions with a colonial character. They also suggested modifications to other proposed features, including a window, the dormers, and the cupola roof. All of the features were later modified in the final plans approved by the Commission.

Washington Metropolitan Area Transit Authority

F ROUTE ALTERNATIVES: The Commission found that the St. Elizabeth's alignment (Branch Avenue terminus) for the "F" Route of the regional metrorail system would best serve the Federal Establishment and other Federal interests in this portion of the National Capital Region. These interests include: St. Elizabeth's Hospital, the Bolling Anacostia Tract, Suitland Federal Employment Center, Smithsonian Institution Museum Support Center, and the potential for a future extension to Andrews Air Force Base. Accordingly the Commission recommended to the Authority that it approve the St. Elizabeth's alignment. As a part of its action, the Commission requested the Authority to undertake a comparative analysis of alternative alignments within the Suitland Parkway right of way and an analysis of the proposed Suitland, Naylor Road and Congress Heights Stations.

LOCAL AND REGIONAL PLANNING ACTIVITIES

District of Columbia Projects and Programs

HIGHWAYS PLAN: Commission approval was given to an amendment to the Permanent System of Highways Plan, providing for the widening of Sixth Street, N.W., between F and G Streets.

LOW INCOME HOUSING PROGRAM: This quarter the Commission approved acquisition of the following properties for use as part of the District of Columbia Scattered Site Low Income Housing Program: the properties on Square 616, Lot 828 (1419 First Street, N.W.); Square 519, Lot 41 (307 R Street, N.W.); Square 2892, Lot 73 (778 Lamont Street, N.W.); Square 362, Lot 104 (925 S Street, N.W.); Square 3089, Lot 46 (325 T Street, N.W.); Square 3117, Lot 14 (38 U Street, N.W.); and Lots 945, 966, and 967, in Square 5874 (2428-2440 Evans Road, S.E.). The Commission also approved preliminary and final site and building plans for the construction of 20 public housing units on the site in Square 5874.

POLICE STATION HOUSE: In a report to the D.C. Department of Public Works, the Commission commented favorably on preliminary site and building plans for a New Seventh District (Police) Station House located at Alabama Avenue and Irving Street, S.E.

STREET AND ALLEY CLOSING: The Commission reported to the Council of the District of Columbia that the proposed closing of a public alley in Square 100, 20th and L Streets, N.W., will not have an adverse impact on the Federal establishment or other

Federal interests in the National Capital Region.

TREE NURSERY: Approval was given to the location and preliminary site and building plans for relocation of the District of Columbia Tree Nursery. The Commission recommended that the Department of Public Works in the preparation of final site and building plans modify the landscaping and grading plans to maintain a thick green screening between the facility and the I 295 gateway to the National Capital, and provide for more natural landscaping along the southern and western borders of the site.

WHITEHURST FREEWAY: This quarter the Commission made several comments to the Federal Highway Administration and the District of Columbia Department of Public Works on the Draft Environmental Impact Statement and Section 4(f) Evaluation of the Whitehurst Freeway Corridor System Modification Study. The Commission stated that Alternative A, with certain

modifications, results in the least adverse impact on Federal interests of the four alternatives discussed in the Draft EIS. The Commission reported, however, that the west end connections of the alternative require additional information and studies.

Several modifications to Alternative A were suggested in order to reduce adverse Federal impacts. These include: 1) tightening up the remaining connections in the east end of the corridor to reduce the freeway character of the road system and preserve as much useable open space in the area as possible; 2) eliminating the proposed widening of the roadway on the north because of increased adverse visual impacts on buildings within the Georgetown Historic District; and 3) eliminating the proposed pedestrian/bicycle overpass spanning Rock Creek and the Rock Creek and Potomac Parkway because of potential impact on the Chesapeake and Ohio (C&O) Canal towpath and Federal parkland.

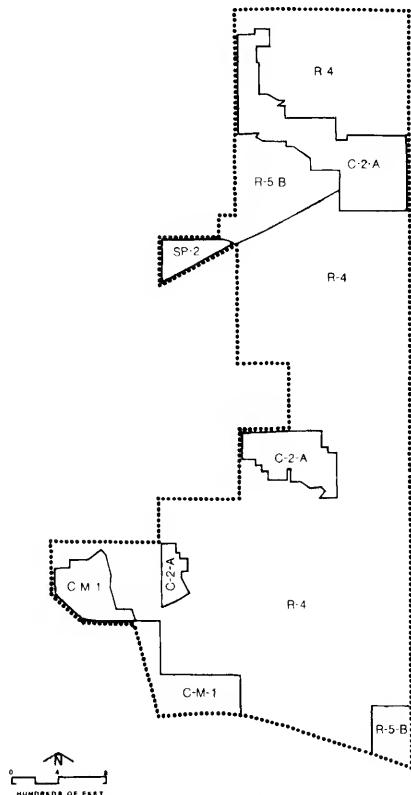


Ramp to the left leading to the Whitehurst Freeway - part of the ramp system addressed in the Whitehurst Freeway Corridor System Modification Study

ZONING REFERRALS: During the quarter, the Commission reported to the Zoning Commission for the District of Columbia that the following proposals will not have an adverse impact on the functions of the Federal Establishment or other Federal interests in the National Capital, nor be inconsistent with the Comprehensive Plan for the National Capital: the application by Safeway Stores for rezoning from R 1-B to C 2 A for a portion of Lot 19 in Square 2976, Georgia Avenue and Piney Branch Road, N.W.; proposed Consolidated Planned Unit Development by Resources Conservation Center for Square 181, 16th, 17th, U and P Streets, N.W.; amendments to the zoning regulations relating to fast food restaurants; and amendments to the zoning regulations relating to provisions for parking and loading.

In a separate action, the Commission decided to participate in Zoning Case No. 83-14. This case is proposed amendments to the District of Columbia Zoning Regulations and Map to establish a Capitol Interest District and to map that district in the area northeast, east, southeast and south of the area under the jurisdiction of the Architect of the Capitol.

The Commission advised the Zoning Commission that the proposed text and map amendments would not be inconsistent with the Comprehensive Plan for the National Capital. It also advised that the proposed amendments would contribute to the visual enhancement and protection of the Capitol Grounds, the Capitol Hill Historic District, and individually designated Historic Landmarks in the area, and would be an important step in the implementation of the *Master Plan for the United States Capitol and Related Areas*, all of which are significant Federal interests.



Map showing boundaries of the proposed Capitol Interest District and existing zoning within the district.

Maryland Projects and Programs

MONTGOMERY COUNTY: In a report to the Montgomery County Planning Board on the preliminary draft of the Comprehensive Amendment to the Rock Creek (Sector Area) Master Plan, the Commission indicated that none of the proposals of the preliminary draft would have an adverse impact on the Federal establishment or other Federal interests in the National Capital Region.

The Commission commended the Planning Board for the proposals of the preliminary draft, which would provide further protection and enhancement of sensitive headwater areas of Rock Creek, consistent with the wedges and corridors con-

cept for the National Capital Region.

PRINCE GEORGES COUNTY: The Commission approved a revision to the General Development Plan for the Northwest Branch Stream Valley Park, Unit No. 1. This revision provided for the addition of a levee and floodwall along the southern boundary of the park.

ROCKVILLE: This quarter the Commission reported to the Mayor and Council of the City of Rockville on the City's Recommended Capital Improvements Program, Fiscal Years 1985-1990. None of the recommended projects in the six year program appeared to have an impact on the Federal establishment or other Federal interests in the National Capital Region.

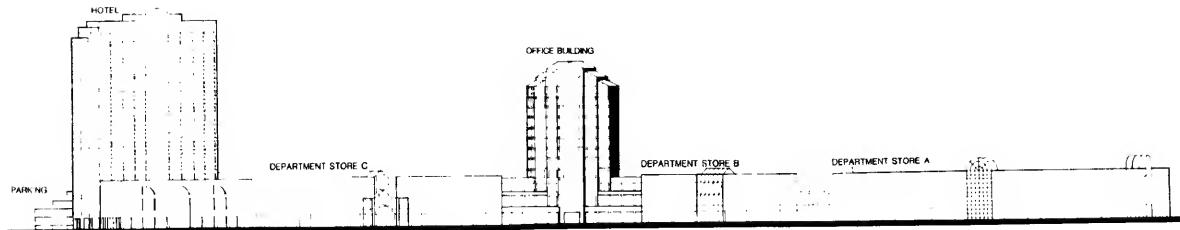
Virginia Projects and Programs

ARLINGTON COUNTY: In a letter to the Chairman of the County Board of Supervisors, the Commission commented on the proposed rezoning and phased development site plan for the proposed redevelopment of the Washington and Lee Shopping Center site. The Commission's review was limited to the impact, if any, these proposals would have on Federal activities or interests in the National Capital Region. No negative impacts were identified.

The applicant requested approval of a proposed mixed use development directly across Washington Boulevard from Fort Myer. The development would consist of three eight-story office structures, a ten story 250 unit hotel, commercial retail and services space, and a large parking structure.

In a separate letter to the Chairman of the County Board of Supervisors, the Commission commented on the Site Plan Approval application for proposed parcels 1B and 2B of the Pentagon City development complex. The Commission's review was limited to the impact, if any, the proposal would have on Federal activities or interests in the National Capital Region. The application requested approval of a proposed mixed use development adjacent to the Pentagon City Metro Station. The development would consist of a large shopping mall, an office building, a performing arts center and a 22 story hotel in the 1000 through 1400 block of South Hayes Street, west side.

The Commission stated that construction of the proposed 22 story hotel to an elevation of 303 feet above sea level at the penthouse roof and the proposed office building to elevation 250



Sketch of Pentagon City development East Elevation in the 1000-1400 block of South Hayes Street, Arlington, Virginia

fect would be inconsistent with the policy on the Topographic Bowl contained in the Comprehensive plan for the National Capital.

In previous reviews of zoning cases in Crystal City and Pentagon City, the Commission recommended to the County Board a maximum building height at elevation 215 feet above sea level, including penthouse structures. Accordingly, the Commission recommended that the County Board limit building heights, including penthouse structures, in the entire Pentagon City area to elevation 215 feet above sea level or below. This would be consistent with the general height of existing buildings in the Pentagon City/Crystal City area. The Commission stated that the developer can achieve his desired floor space by a reconfiguration of the proposed building at a lower height.

FAIRFAX COUNTY: In a letter to the Chairman of the County Board of Supervisors, the Commission commented on the requested rezoning for Springhill Park, a proposed three building office complex adjacent to the Dulles Airport Access Road at Springhill Road.

The northernmost building of the complex is proposed

to extend up to about 155 feet above the proposed surface parking and plaza level, approximately 165 feet above the roadways of the adjacent Access and Toll Roads. There are only two high-rise buildings constructed or under construction adjacent to the Dulles Access and Toll Roads, the Reston Inn and Conference Center at the interchange of Reston Avenue (Route 602) and the Sheraton Hotel and Conference Center (under construction) at the Route 7 interchange. Both are set back much further. The first tower is about 495 feet from the edge of the right-of-way and about 770 feet from the nearest edge of the Toll Road pavement. The second tower is an estimated 103 feet from the edge of the right-of-way and about 925 feet from the nearest edge of the Toll Road pavement.

The proposed Springhill Park development would be 75 feet from the edge of the right-of-way and 250 feet from the nearest edge of the Toll Road pavement. The Commission recommended that the County increase the required setback on this site from 75 feet to 125 feet in order to reduce the development's visual impact as seen from these adjacent roadways.

Approximately twenty nine of the 2,475 parking spaces shown on the site plan encroach on the existing setback area and reduce its landscape character. Some 69 of the spaces encroach, in whole or in part, on the recommended setback area. The Commission recommended that the County discourage parking within the setback area along the Dulles Access and Toll Roads as much as possible. Any parking deemed essential in the setback should be landscaped so as to maximize its open space character.

LOUDOUN COUNTY: In a report to the County Board of Supervisors, the Commission stated that the Draft Rural Management Plan will not have a negative impact on the Federal Establishment or other Federal interests in the National Capital Region. It recommended that more specific policies to insure continuity of open space and enhancement of the open space environment along the Potomac River shoreline be incorporated in the final plan and coordinated with future area management plans to assure conservation and enhancement of the natural shoreline qualities of the Potomac River in Loudoun County.

In a separate report, several comments were forwarded to the Board of Supervisors regarding the proposed amendment to the Eastern Loudoun Area Management Plan. In consultation with interested and affected Federal agencies, the Commission reviewed the Proposed Comprehensive Plan Amendment Regarding Service Roads in the Vicinity of Route 625, 606 and 28 in terms of various Federal interests that might be affected.

The Commission commend ed the decision to use the land containing the proposed service roads as an industrial park. The land is impacted by noise from Dulles International Airport and its in dustrial use is an appropriate designation. The Commis sion concurred with the creation of the service roads, which will not only function as internal collector roads, but will assist in the protec tion of Route 28 as a limited access highway, with no local access between inter changes.

The Commission noted the intention to create culs-de-sac on Routes 775 and 634 and requested further information regarding the resultant traffic impact on local connecting roads.

OTHER COMMISSION ACTIVITIES

New Alternate Members of the Commission

FIRST ALTERNATE FOR THE MAYOR OF THE DISTRICT OF COLUMBIA:

FRED L. GREENE: Mr. Green has over 12 years of professional experience in both the public and private sectors. Currently he is Executive Director of the District of Columbia Office of Planning and Development (Washington, D.C.). Prior to that appointment, he was Director of the Office of Community Planning and Development for Montgomery County, Maryland for over three years. He was Director for Planning and Zoning for the City of Annapolis, Maryland for five years prior to his work in Montgomery County. His private sector experience includes four years with Morton Hoffman and Company, Inc., and Zuchelli-Hunter and Associates, both national urban and economic consultant firms in the Baltimore, Maryland area. He has also worked for the Baltimore City Department of Planning and the Baltimore County Department of Planning and Zoning.

Mr. Greene is a graduate of the University of Maryland with a MCP degree in Community Planning (1973). He received a Bachelor of Science degree from Tuskegee Institute, Alabama (1969). His APA affiliation includes: member of Intergovernmental Relations Policy Task Force of the National Planning Committee; Vice Chairman for Planning Development per the Planning in the Black Community Division of APA (1984); member of the Executive Committee of the Baltimore Area Chapter of APA (1974); and a candidate for the APA Board of Directors (1984).

In 1978 he was selected for membership in the Outstanding Young Man of America Club, an organization sponsored by the National Jaycees.



Fred L. Greene



Gerald B. Kauvar

Alternates for the Secretary of Defense

FIRST ALTERNATE - GERALD B. KAUVAR: Dr. Kauvar was born and raised in Denver, Colorado, where he attended elementary and secondary schools. He was selected as the first recipient of the Denver Alumni Scholarship to the University of Chicago in 1956. At Chicago, he was initiated into the junior honorary society (Iron Mask) and was selected "man of the year." His B.A. (Magna Cum Laude) and M.A., both in English Literature, were awarded by the University of Colorado. In 1966 he earned his Ph.D from Duke University. During his undergraduate and graduate career Dr. Kauvar was the recipient of several additional scholarships and fellowships. He also studied at the New York Institute for Freudian Psychology and participated in colloquia at the New York Psychoanalytic Institute.

Dr. Kauvar began his teaching career at the University of Illinois in 1965. He was selected to be Assistant Graduate Dean in 1967, and he served in that position and as Assistant Professor of English until 1970 when he assumed a teaching position at City College of New York. In 1975, after serving as Assistant Chairman of the English Department and promotion to Associate Professor, Dr. Kauvar became Special Assistant to the President. In subsequent years he became Executive Head of the President's Office and Dean for Institutional Advancement and College Relations.

In 1978 Dr. Kauvar was selected as a Presidential Exchange Executive; his assignment in Washington was Special Assistant for Education, Office of the Secretary of Defense. In 1979, Dr. Kauvar became Executive Assistant to the President at Boston University. He returned to the Defense Department in 1980 where he served as Special Assistant for Education until his selection as a candidate for the Senior Executive Service in June, 1981. Dr. Kauvar's rotational assignments included service as a Senior Budget Examiner in the National Security Division of the Office of Management and Budget, and on the staff of the Deputy Chief of Staff of the Air Force, Programs and Resources.

Dr. Kauvar currently serves as the Director of Installation Planning, Office of the Secretary of Defense. Installation Planning is responsible for real estate policy for the Department of Defense whose holdings exceed 25 million acres, 911 major installations, over 5,000 properties and 450,000 buildings. The Directorate works to ensure that DOD manages its property wisely and that the base structure supports the force structure and strategy.

Dr. Kauvar is the author of several books and articles on English and American Literature, psychoanalysis, and military education. He has served on two national educational councils and was selected as a Fellow in Academic Administration by the American Council on Education. He was cited by the Defense Department for meritorious service in 1979, and in 1981 was awarded a cash bonus for his service. He became a member of the Senior Executive Service in 1983.

SECOND ALTERNATE STEVEN N. KLEIMAN: Mr. Kleiman is a Management Analyst for the Deputy Assistant Secretary of Defense for Installations in the Office of the Assistant

Secretary of Defense for Manpower, installations in Logistics. He is responsible for developing, assessing, integrating and evaluating plans and policies in support of major initiatives for Department of Defense installations worldwide. Two such programs that Mr. Kleiman manages and administers for OSD are the Defense Relocation and Sell and Replace Programs.

He joined the Defense Department in 1973 as an Industrial Specialist for the Defense Contract Administration Services in New York City. In 1974, Mr. Kleiman was selected for the Defense Logistic Agency's (DLA) Management Intern Program and was assigned to the Plans, Policy and Systems Directorate at DLA Headquarters, Cameron Station, Alexandria, Va. After holding progressively responsible positions in the Plans and Policy Division, Mr. Kleiman was appointed Project Director of the Mission Analysis Office in 1979. He was responsible for studying and implementing defense depot realignments, defense contract administration region realignments and closures and a feasibility study to realign the DLA depot structure.

Prior to coming to the Office of the Secretary of Defense in October of 1983, Mr. Kleiman was the Director, Office of Planning and Management, Defense Contract Administration Services Region in Atlanta, Ga. He served as the top advisor to the Commander for all policy and planning matters. Mr. Kleiman was responsible for manpower, organization, automated information systems, engineering performance standards, resourcing and facilities for 1500 people located in eight Southeastern states and the Caribbean.

Mr. Kleiman has a Bachelor of Arts in Economics from Queens College, City University of New York and received a Master of Science in Administration from George Washington University, Washington, D.C.

THIRD ALTERNATE FRANK D. SAVAT: Mr. Savat is a General Engineer for the Deputy Assistant Secretary of Defense for Installations in the Office of the Assistant Secretary of Defense for Manpower, Installations and Logistics. He is responsible for the planning, policy and continual review of all DOD installations and facilities in the United States and in foreign countries to determine their optimum utilization. In this regard, Mr. Savat manages and administers the Work Space Management Program for OSD.

Mr. Savat joined the Department of Defense in 1957 at the New York Naval Shipyard. From that time until 1967 he occupied several engineering positions within the Navy culminating as the Head of the Military Readiness Branch in San Juan, P.R. From 1967 until 1975 he was a General Engineer in the Defense Civil Preparedness Agency with responsibility for planning, developing and implementing procedures for the National Civil Defense Program.

Mr. Savat joined the staff of the Office of the Secretary of Defense in 1975. His primary duties entail developing, preparing and analyzing installation engineering studies relating to utilization and management of installations. Currently he is involved in implementing two recently signed Ex-



Steven N. Kleiman

Frank D. Savat

ecutive Orders having to do with Work Space Management Reforms and Optimum Utilization of Real Property.

Mr. Savat received a Bachelor of Science in Civil Engineering from the Polytechnic Institute of Brooklyn.

Master Plan Submission Requirements

Following a period of review and comment by Federal and local agencies, the Commission adopted a detailed set of master plan submission requirements. These new requirements replaced those in use since 1965. Copies are available at the Commission's 10th floor offices, 1325 G Street, N.W.

Resolution of Appreciation to A.D. Lewis

Upon the departure of Mr. A. D. Lewis from the Commission, the following resolution was adopted by the Commission in appreciation for his service:

WHEREAS, A. D. LEWIS, Assistant Director for Construction, Directorate of Construction, Office of the Deputy Secretary of Defense (FE & EA), Department of Defense, has represented the Secretary of Defense from February 5, 1981, to June 30, 1984, as an alternate member of the Commission;

WHEREAS, Mr. Lewis, has made many thoughtful and informed contributions during the Commission's deliberations on many issues of importance to the planning and development of the National Capital;

WHEREAS, Mr. Lewis' good humor and spontaneous wit frequently brought about a constructive and harmonious atmosphere during deliberations by the Commission on controversial planning issues; and

WHEREAS, Mr. Lewis has been invaluable in coordinating the work of the Commission and its staff with the vital interests of the Department of Defense.



A.D. Lewis



John H. McKoy

BE IT RESOLVED, that the Commission and its staff express their great appreciation to Mr. Lewis for his contributions to the Commission, the community and to the National Capital Region and wish him success in his new assignment in the Department of Defense.

Resolution of Appreciation to John H. McKoy

Upon the departure of Mr. John McKoy from the Commission, the following resolution was adopted by the Commission in appreciation for his service:

WHEREAS, JOHN H. MCKOY, as Director, Office of Planning, Government of the District of Columbia, represented the Mayor of the District of Columbia from January 20, 1983, until May 31, 1984, as an alternate member of the Commission;

WHEREAS, Mr. McKoy's extensive professional knowledge contributed to the development of sound policies related to the many planning issues important to the Washington community and to the National Capital Region as a whole; and

WHEREAS, Mr. McKoy has significantly advanced joint planning and coordination by the District and Federal authorities, particularly with respect to the Comprehensive Plan for the National Capital.

BE IT RESOLVED, that the Commission and its staff express their great appreciation to Mr. McKoy for his valuable service to the Commission, to the Washington community, and to Nation's Capital and wish him success in his new activities in the private sector.

Delegated Action of the Chairman

On behalf of the Commission, the Chairman recommended favorably to the Council of the District of Columbia the closing of T Street, N.E., between Brentwood Road and Seventh Street; Seventh Street, N.E., between Brentwood Road and T Street; and Brentwood Road, N.E., between Seventh and T Streets; and the establishment of an easement for water mains. These closings are consistent with previously approved site and building plans for the Washington, D.C. General Mail Facility.

Delegated Actions of the Executive Director

■ Final Site and Building Plans

On behalf of the Commission, the Executive Director approved final site and building plans for alterations and rehabilitation of the Hatfield, Henry and Wright Gates at Fort Myer located in Arlington County, Virginia.

■ Findings of No Significant Impact

The Executive Director reported to the Commission that the following would not significantly affect the quality of the human environment:

- Northwest Branch Stream Valley Park Unit No. 1 Revised General Development Plan
- Scattered Site Low Income Housing Acquisition Program - Square 5874, Lot 945, 966 and 967; Square 616, Lot 820; Square 519, Lot 41; Square 2892, Lot 73; Square 362, Lot 104; Square 3089, Lot 46; Square 3117, Lot 14.
- Soldier's and Airmen's Home Central Cold Storage Facility
- Georgetown Waterfront Park, South of K and Water Streets, N.W., from Rock Creek and Potomac Parkway to West of Key Bridge

NATIONAL CAPITAL PLANNING COMMISSION
WASHINGTON, D.C. 20576

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The Chairman of the National Capital Planning Commission has determined that the publication of this periodical is necessary in the transaction of the public business required by law of this Agency. Use of funds for printing this periodical has been approved by the Director of the Office of Management and Budget through June 30, 1988.